



Best Practices 2000

U.S. Department of Housing and Urban Development
GREAT PLAINS EDITION

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<http://www.hud.gov/bestpractices.html>

Issue No. 1

Welcome to the first issue of **Best Practices 2000 – “the Great Plains way.”** This is the first of our new monthly Best Practices Newsletters specifically catering to the Great Plains area of the United States. Just as the nationally-focused Best Practices 2000 newsletter highlights the 1999 “Best of the Best” top 100 best practices from across the country, this newsletter will share with you information about the FY 1999 “Simply the Best” award winners from

the Great Plains area. In each monthly issue you can look forward to reading about the exemplary professional practices of housing and community development practitioners across the geographical area. Last year, we had a total of 13 award recipients, so we have a lot of interesting details to share with you - from specific information on the techniques used to establish the programs or projects, to news articles and even photographs. We’ve listed all the 1999 “Best of the Best” and “Simply the Best” award



**Michael Tramontina, Secretary's Representative
Great Plains**

recipients from the Great Plains area in this issue. There’s also a photo gallery of the “Simply the Best” winners receiving their awards at the Departmental Best Practices and Technical Assistance Symposium in Kansas City, Missouri, this past July.

In sharing with you these examples of innovation and creativity, we hope to raise the standard for housing and community development by learning from and building upon the successes of our partners. We hope you enjoy the newsletter and look forward to sharing these wonderful models of community success with you.

Congratulations To You, Our 1999 “Best of the Best” and 1999 “Simply The Best” Award Winners “You Make Your Community Partners Proud”

“Hats Off” To Our 1999 “Best of the Best” Award Winners

1. The Institute for Social and Economic Development, Sioux City, IA
2. Ending Discrimination in Advertising, Kansas City, KS
3. Mid-American Assistance, Kansas City, MO
4. Ecumenical Housing Production Corporation, St. Louis, MO

5. Grandparents Needs Assessment and Outreach, Kansas City, MO
6. Terry Carpenter Family Investment Center, Gering, NB
7. Home Buyer Assistance Program, Lincoln, NB



Great Plains “Simply The Best” winners

“Simply The Best” Winners

1. HOME, INC, Des Moines, IA
2. Homes of Oakridge, Des Moines, IA
3. Portfolio Reengineering Transition Program, Kansas City, KS
4. City of Florissant, Florissant, MO
5. Franciscan Villa, Springfield, MO
6. Economic Development Plan, St. Louis, MO

Simply the Best!



Secretary's Representative, Mike Tramontina,
and Pam Carmichael of HOME, INC



Secretary's Representative, Mike Tramontina, Dean Bradley
and Margaret Toomey of Homes of Oakridge

HOME, INC

HOME, INC is a nonprofit housing corporation that created an affordable housing and employment collaborative to use new construction efforts that provide carpentry jobs and skills building to under-employed and unemployed low income residents of Des Moines. As a result, six new single-family homes in low-income or designated neighborhoods have been developed, providing affordable homeownership opportunities for six low-income families. Employment and job training have been provided to 23 low-income participants, 13 trainees have graduated from the program, and nine trainees have secured employment in the construction trades at higher-than-average wages.

Des Moines, IA

Homes of Oakridge

In response to a series of violent crimes, two major drug arrests and high number of police calls, Homes of Oakridge and 17 other partners developed the Oakridge Safe Neighborhood Plan. The plan has resulted in increased police presence and enhanced physical security measures. The approach developed by the Homes of Oakridge has augmented training of staff security guards and has improved investigation and prosecution.

Des Moines, IA

Portfolio Reengineering Transition Program

The Kansas City and Oklahoma City Teams are working with their partners, residents, owners, mortgagees, and State and local governments to develop innovative tools to preserve affordable housing while minimizing adverse impact on residents, owners, and communities. The Kansas City Hub has processed an unusually large number of projects under various program constraints. The Oklahoma City Hub has sole responsibility for the National Joint Venture Program and is currently administering four joint venture initiatives.

Kansas City, KS

City of Florissant

The City of Florissant used Community Development Block Grants (CDBG) to test Realtors who were suspected of steering. The city filed a Fair Housing Act suit in Federal District Court against a firm that was discovered steering, even after being warned.

Florissant, MO

Franciscan Villa

Franciscan Villa is a 101-unit housing development for low-income seniors. The facility has provided needed, affordable apartments to low- and very low-income persons in a service-enriched environment.

Springfield, MO

Economic Development Plan

The St. Louis Economic Development Plan uses various sources of funding to leverage equity and private financing for inner-city economic development activities and to create jobs. During the last year, business loans of \$3.7 million leveraged \$7.7 million in equity and private financing, generated 227 jobs, and retained 152 jobs.

St. Louis, MO



Secretary's Representative, Mike Tramontina and Charles Marinec of the Franciscan Villa

More of the Best!



Secretary's Representative, Mike Tramontina and Pat Bannister of the Economic Development Plan

Yes, I would like to be placed on the Building A Better Tomorrow, HUD's Best Practices and Technical Assistance Forum newsletter mailing list. (Please print) Send the form to the Newsletter Editor.

Name _____

Address _____

Telephone _____

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E-Mail _____



We are proud of your accomplishments in the Great Plains area, and would like to share this information so that it can be replicated, making it possible to “Build A Better Tomorrow” for all.

Please help us do this by submitting articles for inclusion in your local newsletter using the following general guidelines:

1. Submit articles only on those “Simply The Best” winners listed on the 1st page of this newsletter.
2. Your submission should include:
 - Specific details on techniques used to establish the program/project (i.e., program mission, funding sources, marketing strategy, success rate, number of participants enrolled, pitfalls, number of full-time staff employed to carry out project, use of outside consultants/subcontractors, the need the activity will fill in the community) and any other information that may be used as a blueprint for replication.
 - Photographs of the facility or activity, local or national articles written on the project, and the program write-up submitted with your Best Practices nomination application. Please note: we are unable to return photographs, so please send copies. If you take photographs, please use black and white film (however, color photographs can be accepted).
 - A Best Practices Coordinator contact person, including telephone number and e-mail address.
 - All articles must be received no later than the first of each month, although, we welcome articles in advance. Articles must be submitted through your Secretary’s Representative or Senior Community Builder via their designated Best Practices Coordinator, or to the newsletter editor at the address listed below or via e-mail.

The Building A Better Tomorrow - Best Practices and Technical Assistance Forum Staff

Felicia Polk, Director

Francine Sutton, Editor

Sandra Robinson, Design

Terri Hawkins Swann, Production

Joseph F. Smith, General Deputy
Assistant Secretary for Administration

How To Contact Us
Best Practices HELP Desk –
Just A PhoneCall Away
202/708-1992

Fax No. 202/708-3863

Newsletter Editor Telephone:
202/708-1027

Newsletter Editor email address:
Francine_Sutton@hud.gov

Web Site Address:
http://www.hud.gov/best_practices.html

U.S. Department of Housing and Urban Development
Office of Management and Planning
409 Third Street, S.W., Suite 310
Washington, DC 20024

Address Service Requested